

Policy HSA 3

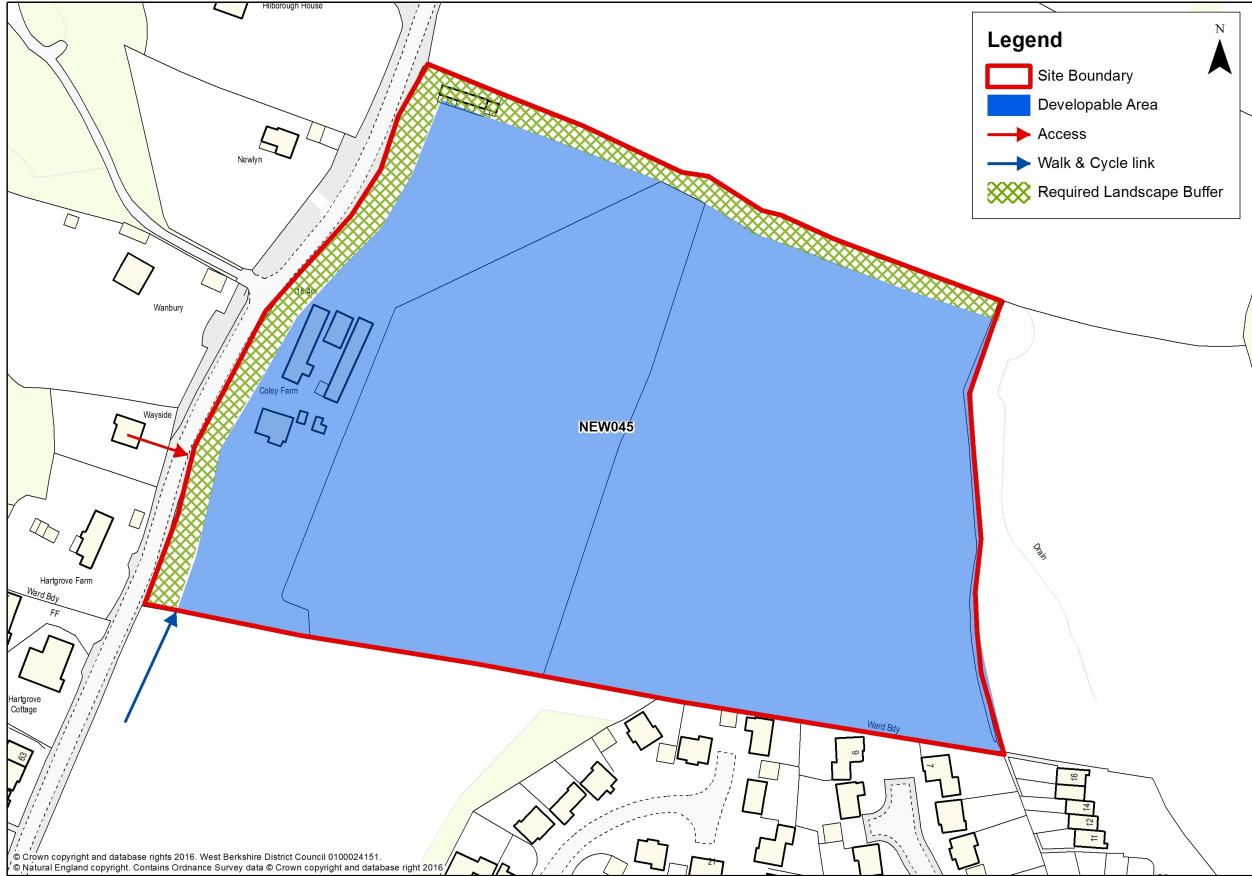
Land at Coley Farm, Stoney Lane, Newbury (site reference NEW045)

This site has a developable area of approximately 3.3 hectares and will be delivered in accordance with the following parameters:

- The provision of approximately 75 dwellings.
- Be accessed from Stoney Lane, which will require widening, with footpaths provided to connect the site to existing footways. The potential for secondary accesses will need to be fully explored through the planning application process.
- Informed by an extended phase 1 habitat survey together with further detailed surveys arising from that as necessary. Appropriate avoidance and mitigation measures will need to be implemented, to ensure any protected species are not adversely affected.
- Takes into account the findings of a flood risk assessment which will take into account the flood risk downstream of the site and include mitigation measures including sustainable drainage measures to manage surface water on-site.
- Comprises a development design and layout that includes the following measures:
 - Sensitively designed to respect the character of this part of Newbury.
 - Landscape measures to mitigate any visual impact on Stoney Lane and further boundary planting. Responds effectively to the topography of the site in terms of design and layout.
 - Dwellings fronting onto the open space to provide an attractive living environment.
 - Respects the setting of the balancing pond and other water features to the south of the site.
 - Provides cycle and footpath connections into existing routes and beyond into the open countryside.
- The following landscape mitigation is required to soften the edge and help integrate the site into the landscape:
 - Retention of vegetation along Stoney Lane, except at the access point
 - Development will be set back from Stoney Lane and a wide landscape buffer provided.
 - Development will be set back from the northern boundary and a woodland belt provided.

2 Housing Sites

Land at Coley Farm, Stoney Lane, Newbury - Policy HSA3



Delivery and Monitoring - Policy HSA3

This site is expected to deliver early and to contribute immediately to the supply of land needed to demonstrate a five year housing land supply. The delivery of the site will be monitored and reported in the Council's AMR.